



PHAP13-00012

Date: June 10, 2013
Application Type: Certificate of Appropriateness
Property Owner: Jorge Morales
Representative: Jorge Morales
Legal Description: Lot 42 and 43, Block 17, Sunset Heights, City of El Paso, El Paso County, Texas.
Historic District: Sunset Heights
Location: 837 W. Yandell
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1961
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of a three car detached garage at the rear yard.
Application Filed: 6/03/2013
45 Day Expiration: 7/18/2013

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of a three car detached garage at the rear yard.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- Design new garages and outbuildings to be compatible with the main structure on the lot in material and design, using existing historic outbuildings in the districts as an example.
- Limit the size and scale of garages and accessory structures so that the integrity of the original structure, or the size of the existing lot, is not compromised or significantly diminished.
- New garages and accessory buildings should be located in rear yards.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

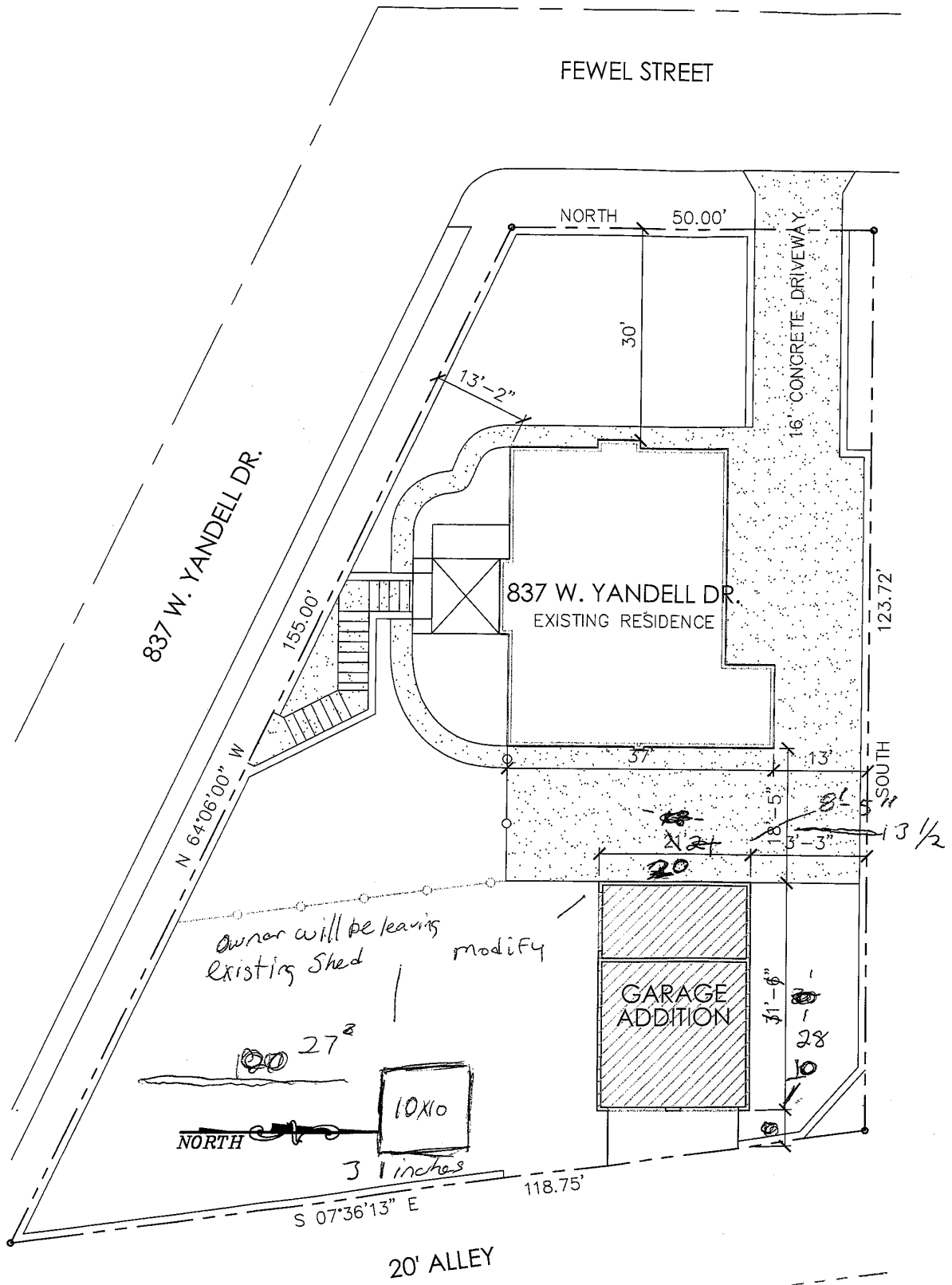
- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

AERIAL MAP

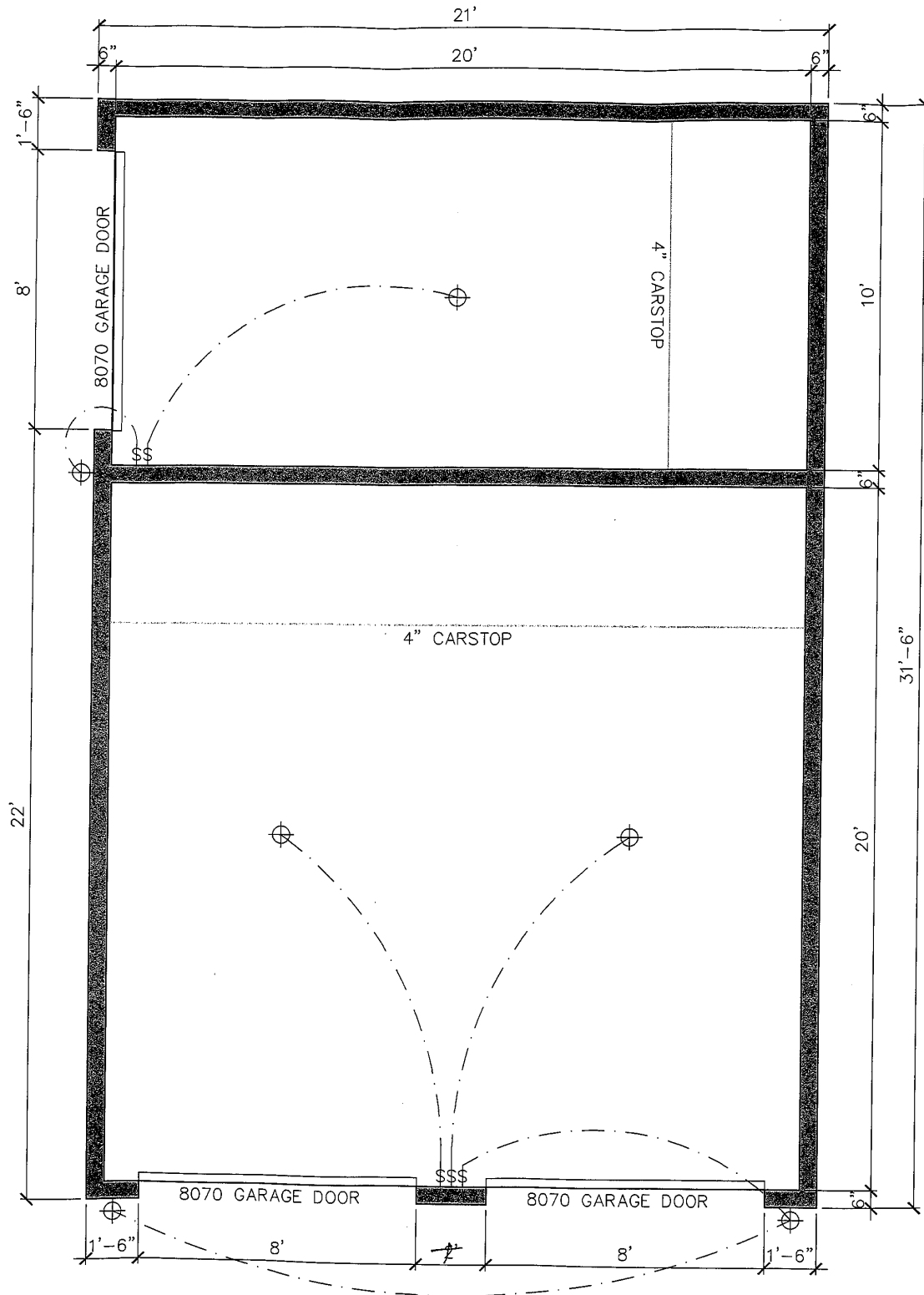
PHAP13-00012



EXISTING SITE PLAN



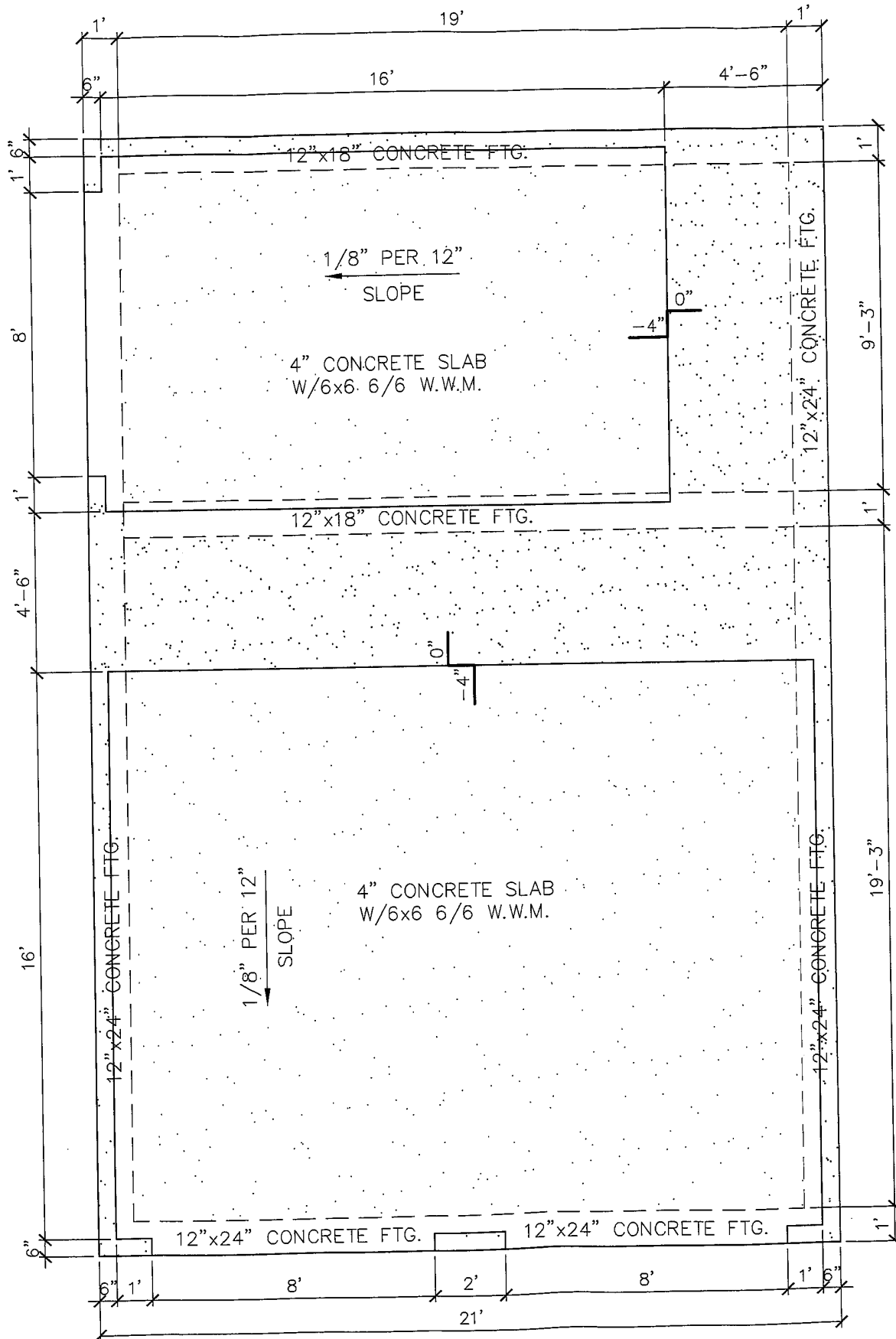
PROPOSED FLOOR PLAN



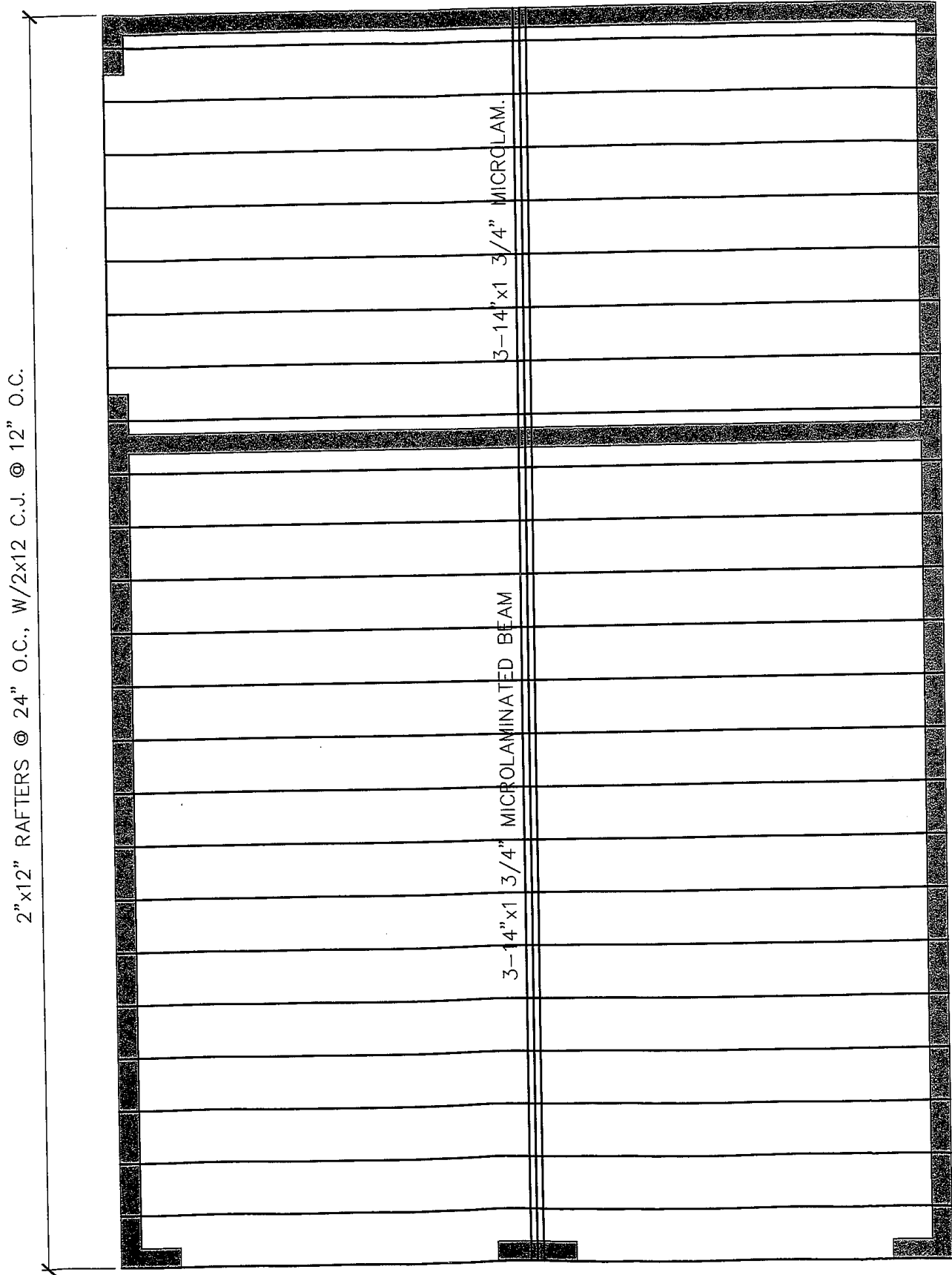
FLOOR PLAN:

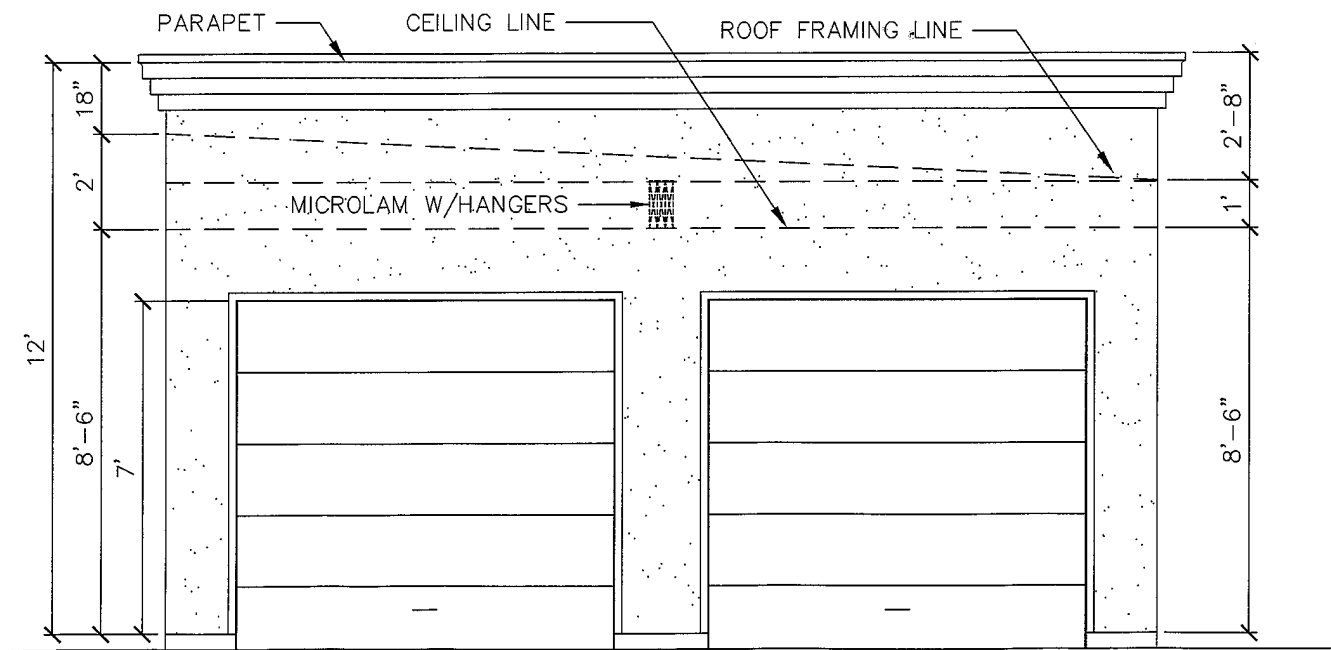
SCALE: 1/4"=1'-0"

PROPOSED FOUNDATION PLAN



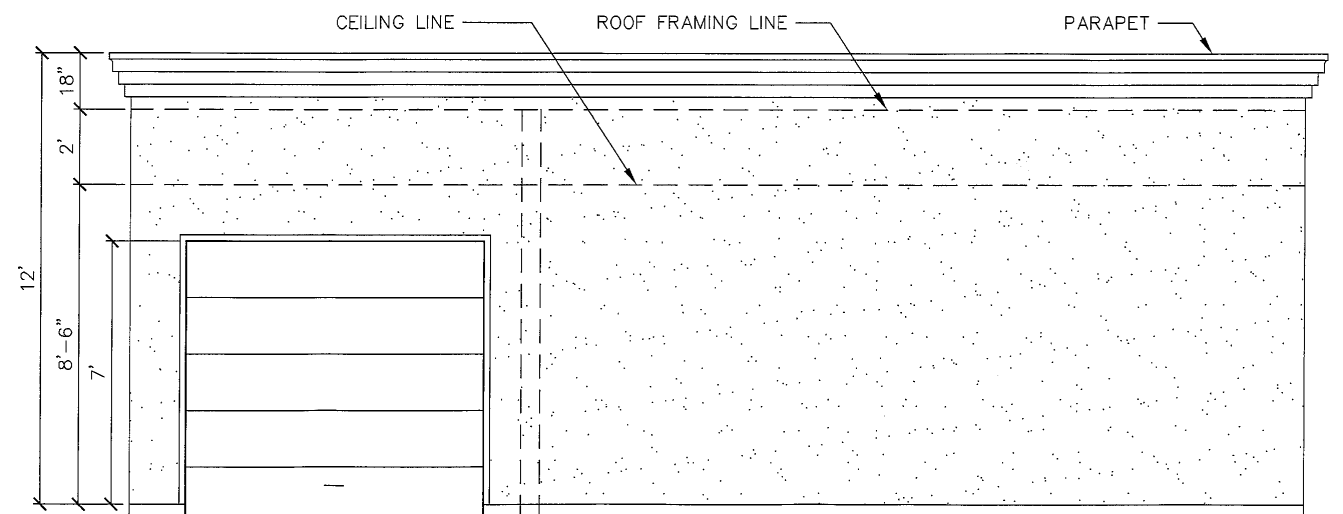
PROPOSED ROOF FRAMING PLAN





FRONT ELEVATION:

SCALE: $1/4" = 1'-0"$



SIDE ELEVATION:

SCALE: $1/4" = 1'-0"$